

Bay Aging Senior Housing

Water Conservation Guidelines

1. Irrigation Systems:

No irrigation system is planned for the subject property. Should irrigation be required in the future: any such system shall include a rain sensor installed at the time of installation; use of fixed, rotor or impact sprinklers will be kept to an absolute minimum; where practical, low volume subsurface irrigation will be used to irrigate turf; landscape beds will be irrigated by low volume drip or micro-irrigation

No irrigation wells shall be allowed unless prior approved is granted by JCSA.

Automatic overhead irrigation systems shall be allowed for turf only unless otherwise approved by JCSA. Only pressure regulated heads with rain sensors shall be allowed to irrigate turf.

Installed automatic drip irrigation systems for landscaped beds and turf shall be allowed.

No more than 1.0 acres of the open space area, as referenced on the approved JCC Site Plan SP-100-05, should be allowed turf irrigation.

Trees and vegetation existing prior to the development proposed on the approved JCC Site Plan SP-100-05 and slated to be retained shall not be irrigated.

As a JCSA customer, Bay Aging will adhere to a Board of Supervisors approved outdoor water use ordinance in effect annually spring through fall.

2. Landscaping:

All plantings shall be native, drought tolerant, and/or site appropriate.

Trees in turf areas shall be mulched.

Wherever possible, trees and vegetation existing prior to the development proposed on the approved JCC Site Plan SP-100-05 shall be retained.

3. Appliances:

All appliances shall be energy efficient models.

Where appropriate, point of use and/or centrally located small volume hot water heaters shall be used.



4. Changes and Amendments:

Bay Aging reserves the right to amend or change the Water Conservation Guidelines for the Bay Aging Senior Housing project; provided however, the change is approved by JCSA.



Kathy E. Vesley, Chief Operating Officer
Bay Aging



Date



Larry M. Foster, General Manager
JCSA



Date